

## **SECTION 7 - D ZONES REGULATIONS**

### **INDUSTRIAL DISTRICTS**

The following regulations shall apply to every building, structure, lot and building site in the following zones and shall be subject to all of the general provisions of these regulations.

#### **ZONE D-1 INDUSTRIAL PARK DISTRICT**

1. PERMITTED USES:
  - a. Adding machine manufacture.
  - b. Artificial flower manufacture.
  - c. Automobile assembly.
  - d. Baggage transfer, storage and warehouse.
  - e. Bakery, wholesale.
  - f. Beverage, bottling only.
  - g. Book publishing.
  - h. Boot and shoe manufacture.
  - i. Bottling works.
  - j. Broom manufacture.
  - k. Cabinet maker.
  - l. Candy manufacture.
  - m. Canning and preserving factory.
  - n. Cap and hat manufacture.
  - o. Carpet cleaning (more than 5 employees).
  - p. Clock factory.
  - q. Clothing manufacture.
  - r. Coffin manufacture.
  - s. Cold storage warehouse.
  - t. Concrete burial vault company.
  - u. Condensed milk manufacture.
  - v. Cosmetic manufacture.
  - w. Dental laboratory.
  - x. Drug manufacture.
  - y. Drygoods wholesale.
  - z. Dyeing and cleaning.
  - a-1. Electrical repair.
  - b-1. Engraving plant.
  - c-1. Envelope manufacture.
  - d-1. Express storage and delivery station.
  - e-1. Food products, manufacture.
  - f-1. Fruit and vegetable drying.

ZONE D-1 PERMITTED USES- continued

---

- g-1. Fur warehouse.
- h-1. Furniture warehouse, storage.
- i-1. Garment factory.
- j-1. Grocery store, wholesale.
- k-1. Gymnasium outfit manufacture.
- l-1. Ice cream manufacture.
- m-1. Jewelry manufacture.
- n-1. Knit goods manufacture.
- o-1. Limb (artificial) manufacture.
- p-1. Loose leaf book manufacture.
- q-1. Macaroni manufacture.
- r-1. Mattress manufacture.
- s-1. Medicine (patent) manufacture.
- t-1. Metal fabrication and assembly.
- u-1. Millinery and artificial flower making.
- v-1. Mineral distillation and bottling.
- w-1. Moving company, with storage facilities.
- x-1. Newspaper, office and printing.
- a-2. Office building on same site as industry (factory).
- b-2. Office equipment and supply manufacture.
- c-2. Optical goods and manufacture.
- d-2. Organ manufacture.
- e-2. Overall manufacture.
- f-2. Paper box manufacture.
- g-2. Paper can and tub manufacture.
- h-2. Paper products company.
- i-2. Paper sack manufacture.
- j-2. Pencil factory.
- k-2. Perfumery.
- l-2. Pharmaceutical products manufacture.
- m-2. Phonograph manufacture.
- n-2. Photo engraving company.
- o-2. Piano manufacture.
- p-2. Popcorn factory.
- q-2. Printing press.
- r-2. Produce warehouse.
- s-2. Publishing company.
- t-2. Radio manufacture.
- u-2. Refrigerator manufacture.

## ZONE D-1 PERMITTED USES - continued

- v-2. Relay station (radio, television, etc.)
- w-2. Rug cleaning.
- x-2. Saddlery manufacture.
- a-3. Screw and bolt manufacture.
- b-3. Shirt factory.
- c-3. Sign manufacture.
- d-3. Sign painting.
- e-3. Soap manufacture.
- f-3. Soda water manufacture.
- g-3. Sporting goods manufacture.
- h-3. Stair manufacture.
- i-3. Storage warehouse.
- j-3. Tea and spice packing.
- k-3. Television aerials.
- l-3. Television manufacture.
- m-3. Television sending or relay towers.
- n-3. Textile manufacture.
- o-3. Thermometer or thermostat manufacture.
- p-3. Tin products, wholesale.
- q-3. Transfer company, baggage storage.
- r-3. Trunk manufacture.
- s-3. Upholstery manufacture.
- t-3. Wallpaper manufacture.
- u-3. Warehouse.
- v-3. Washing machine manufacture.
- w-3. Watch manufacture.
- a-4. Water company appurtenances.
- b-4. Water proofing treatment and manufacture.
- c-4. Wholesale produce storage and market.
- d-4. Window shade manufacture.
- e-4. Wire brush manufacture.
- f-4. Wood products manufacture.
- g-4. Woven goods manufacture.
- h-4. Worsted goods manufacture.
- i-4. Accessory and temporary uses.
- j-4. Parking and loading facilities.

## 2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.
2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs

## 3. USE LIMITATIONS:

- a. All activities and storage shall be wholly inside of a building, or buildings unless the nearest point of such activity or storage is more than 200 feet from the boundary of any other zoning district other than D-2, D-3 or G-1 except that storage may be maintained outside the building if such storage area is separated from public streets and other property by screening of not less than six (6) feet in height. The purpose of screening shall be to conceal from view the area behind or to the rear of said screening. The word SCREENING as used herein shall mean either of the following or a combination thereof:
  1. Perennial, woody or evergreen plantings of sufficient density to conceal the area behind from view.
  2. Natural existing or man-made terrain features such as earthen berms.
  3. Solid wooden fencing comprised of material normally used in the construction of privacy fences, to be used only when natural plantings or terrain features are not feasible.
- b. No retail sales or service shall be permitted except those incidental to a primary permitted use.
- c. Servicing and maintenance of vehicles shall be permitted only when such is necessary to the conduct of the permitted use.

- d. All premises shall have adequate all weather surface drives, walks and parking areas and the grounds shall be planted and landscaped in accordance with a plan approved by the Planning Board.
- e. Lots adjoining any residential district shall be provided with screening sufficient to protect the privacy of the adjoining residential uses on a year-round basis.
- f. No building shall be used for residential purposes except that a watchman may reside on the premises.
- g. Exterior lighting shall be shaded so that no direct light is cast upon any property located in a residential district or upon any street where glare is visible to traffic.
- h. There shall be no emissions into the air or noise, odor or vibration detectable beyond the property line which is offensive, annoying or disturbing to others.

## ZONE D-2 LIGHT INDUSTRIAL DISTRICT

### 1. PERMITTED USES:

- a. Adding machine manufacture.
- b. Artificial flower manufacture.
- c. Automobile assembly.
- d. Automobile wash.
- e. Automobile rental agency.
- f. Automobile repair (no wrecking yards).
- g. Baggage transfer, storage and warehouse.
- h. Bakery, wholesale.
- i. Beverage, bottling only.
- j. Beverages.
- k. Bicycle.
- l. Blacksmith (no salvage yard).
- m. Book publishing.
- n. Boot and shoe manufacture.
- o. Bottling works.
- p. Broom manufacture.
- q. Building materials yard.
- r. Cabinet maker.
- s. Candy manufacture.
- t. Canning and preserving factory.
- u. Cap and hat manufacture.
- v. Carpenter shop.
- w. Carpet cleaning.
- x. Chicken hatchery.
- y. Cleaning and pressing.
- z. Clock factory.
- a-1. Clothing manufacture.
- b-1. Coal yard.
- c-1. Coffin manufacture.
- d-1. Cold storage warehouse.
- e-1. Commercial feed lots as defined by Kansas Statutes.
- f-1. Concrete burial vault company.
- g-1. Condensed milk manufacture.
- h-1. Contractor storage yard.
- i-1. Cosmetic manufacture.
- j-1. Creamery, wholesale.
- k-1. Dairy, wholesale.
- l-1. Dental laboratory.
- m-1. Drug manufacture.
- n-1. Dry cleaning establishment.
- o-1. Drygoods, wholesale.

ZONE D-2 PERMITTED USES - continued

- p-1. Dyeing and cleaning.
- q-1. Electrical repair.
- r-1. Electrical sign manufacture.
- s-1. Enameling and painting.
- t-1. Engraving plant.
- u-1. Envelope manufacture.
- v-1. Express storage and delivery station.
- w-1. Feed manufacture, including alfalfa dehydrating plants.
- x-1. Feed, wholesale.
- y-1. Flour and grain storage and elevators.
- a-2. Food products manufacture.
- b-2. Fruit and vegetable drying.
- c-2. Fuel distribution stations.
- d-2. Fuel, gas storage.
- e-2. Fur warehouse.
- f-2. Furniture warehouse storage.
- g-2. Garage, repair.
- h-2. Garment factory.
- i-2. Gas (illuminating or heating) storage.
- j-2. Grain elevator.
- k-2. Grocery store, wholesale.
- l-2. Gymnasium outfit manufacture.
- m-2. Hangers with repair facilities.
- n-2. Hat cleaning.
- o-2. Hatchery.
- p-2. Hay, grain, feed wholesale.
- q-2. Ice cream manufacture.
- r-2. Ice manufacture.
- s-2. Jewelry manufacture.
- t-2. Knit goods manufacture.
- u-2. Laundry.
- v-2. Limb (artificial) manufacture.
- w-2. Lime and cement warehouse.
- x-2. Looseleaf book manufacture.
- y-2. Lumber yard.
- a-3. Macaroni manufacture.
- b-3. Mattress manufacture.
- c-3. Medicine (patent).
- d-3. Metal fabrication and assembly.
- e-3. Milk bottling plant.
- f-3. Milk depot, wholesale.
- g-3. Millinery and artificial flower making.

ZONE D-2 PERMITTED USES - continued

- h-3. Mineral distillation and bottling.
- i-3. Mobile home sales and service.
- j-3. Motorcycle repair.
- k-3. Moving company, with storage facilities.
- l-3. Newspapers, office and printing.
- m-3. Office building on same site as industry.
- n-3. Office equipment and supply manufacture.
- o-3. Optical goods manufacture.
- p-3. Organ manufacture.
- q-3. Overall manufacture.
- r-3. Paper box manufacture.
- s-3. Paper can and tub manufacture.
- t-3. Paper products company.
- u-3. Paper sack manufacture.
- v-3. Pencil factory.
- w-3. Perfumery.
- x-3. Pharmaceutical products manufacture.
- y-3. Phonograph manufacture.
- z-3. Photo engraving company.
- a-4. Piano manufacture.
- b-4. Popcorn factory.
- c-4. Plumbing shop.
- d-4. Printing press.
- e-4. Produce warehouse.
- f-4. Publishing company.
- g-4. Radio manufacture.
- h-4. Refrigerator manufacture.
- i-4. Relay station (radio, television, etc.)
- j-4. Rug cleaning.
- k-4. Saddlery manufacture.
- l-4. Sand and gravel storage yard.
- m-4. Screw and bolt manufacture.
- n-4. Seed company (processing).
- o-4. Sheet metal shop.
- p-4. Shirt factory.
- q-4. Sign painting.
- r-4. Soap manufacture.
- s-4. Soda water manufacture.
- t-4. Sporting goods manufacture.
- u-4. Stair manufacture.
- v-4. Storage warehouse.
- w-4. Tailor shop.
- a-5. Taxi cab storage, repair.
- b-5. Tea and spice packing.



#### ZONE D-2 PERMITTED USES - continued

- c-5. Television aerials.
- d-5. Television manufacture.
- e-5. Television sending or relay towers.
- f-5. Textile manufacture.
- g-5. Thermometer or thermostat manufacture.
- h-5. Tin products wholesale.
- i-5. Tinsmith shop.
- j-5. Tire repair shop, recapping, etc.
- k-5. Transfer company, baggage storage.
- l-5. Trunk manufacture.
- m-5. Upholstery manufacture.
- n-5. Vulcanizing shop (rubber).
- o-5. Wallpaper manufacture.
- p-5. Warehouse.
- q-5. Washing machine manufacture.
- r-5. Watch manufacture.
- s-5. Water proofing treatment and manufacture.
- t-5. Welding shop (no salvage yard).
- u-5. Wholesale produce storage and market.
- v-5. Window shade manufacture.
- w-5. Wire brush manufacture.
- a-6. Wood products manufacture.
- b-6. Woodworking shops, small.
- c-6. Woven goods manufacture.
- d-6. Worsted goods manufacture.
- e-6. Accessory and temporary uses.
- f-6. Parking and loading facilities.

#### 2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.
2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.

6. The location and size of any existing or proposed signs.

The following uses shall be permitted only when granted as an exception by the Board of Zoning Appeals as provided in Section 20 herein.

- a. Collection centers and storage for recyclable materials (see definition).

3. USE LIMITATIONS:

- a. Same limitations as those designated for Zone D-1 except that all weather surfacing drives, walks and parking areas and the landscaping of the entire lot or tract is not required.

## ZONE D-3 HEAVY INDUSTRIAL DISTRICT:

### 1. PERMITTED USES:

- a. Airplane repair and manufacture.
- b. Anhydrous ammonia production.
- c. Asphalt batch plants.
- d. Bag cleaning.
- e. Bank equipment manufacture.
- f. Barrel manufacture.
- g. Beet sugar manufacture.
- h. Beverage (malt and spirits) manufacture.
- i. Bicycle manufacture.
- j. Bleaching power manufacture.
- k. Blooming mill.
- l. Blueing manufacture.
- m. Boat manufacture.
- n. Box manufacture.
- o. Brass foundry.
- p. Brewery.
- q. Brick yard and kilns.
- r. Bronze manufacture.
- s. Brush manufacture.
- t. Can manufacture.
- u. Candle manufacture.
- v. Car manufacture.
- w. Car wheel foundry.
- x. Cast iron pipe manufacture.
- y. Casting foundry.
- z. Celluloid manufacture.
- a-1. Chalk manufacture.
- b-1. Charcoal manufacture and pulverizing.
- c-1. Cheese manufacture.
- d-1. Chocolate and cocoa products.
- e-1. Cider and vinegar manufacture.
- f-1. Clay products.
- g-1. Coffee roasting.
- h-1. Concrete batching or 'ready mixed' plant.
- i-1. Concrete products company.
- j-1. Copper manufacture.
- k-1. Cotton yarn manufacture.
- l-1. Culvert pipe manufacture.
- m-1. Electrical supply manufacture.
- n-1. Emery cloth manufacture.
- o-1. Engine manufacture.

### ZONE D-3 PERMITTED USES - continued

- p-1. Excelsior manufacture.
- q-1. Fire brick manufacture.
- r-1. Fire clay products manufacture.
- s-1. Flour and grain milling.
- t-1. Foundry.
- u-1. Furnace manufacture.
- v-1. Furniture manufacture.
- w-1. Gasoline storage wholesale.
- x-1. Glass manufacture.
- y-1. Hair products factory.
- z-1. Hardware manufacture.
- a-2. Heating supplies and appliance manufacture.
- b-2. Hosiery mill.
- c-2. Iron (ornamental) works.
- d-2. Lath manufacture.
- e-2. Laundry machinery manufacture.
- f-2. Leather and leather goods manufacture.
- g-2. Light and power manufacture.
- h-2. Linen goods manufacture.
- i-2. Linoleum manufacture.
- j-2. Lubricating machinery manufacture.
- k-2. Lumber mill.
- l-2. Machine shop.
- m-2. Machinery manufacture.
- n-2. Mail box manufacture.
- o-2. Malt products manufacture.
- p-2. Meat cutter and coffee grinder manufacture.
- q-2. Meat packing plant.
- r-2. Metal polish manufacture.
- s-2. Metal weather stripping manufacture.
- t-2. Milling company.
- u-2. Monument works.
- v-2. Motorcycle manufacture.
- w-2. Nail manufacture.
- x-2. Needle manufacture.
- y-2. Oil and gas production.
- a-3. Packing (meat, poultry) plant.
- b-3. Pattern shop.
- c-3. Pipe (concrete) manufacture.
- d-3. Pipe (metal) manufacture.
- e-3. Planning mill.
- f-3. Plaster of paris manufacture.
- g-3. Plating works.

### ZONE D-3 PERMITTED USES - continued

- h-3. Poultry food manufacture.
- i-3. Printing ink manufacture.
- j-3. Quarrying and mining subject to the requirements of SECTION 22A – RESOURCE EXTRACTION
- k-3. Radiator (heating) manufacture.
- l-3. Rivet manufacture.
- m-3. Rope manufacture.
- n-3. Rubber cement manufacture.
- o-3. Rubber manufacture.
- p-3. Rug manufacture.
- q-3. Salt manufacture.
- r-3. Storage yard.
- s-3. Sand paper manufacture.
- t-3. Sausage or sausage casing manufacture.
- u-3. Sawmill
- v-3. Sewer pipe manufacture.
- w-3. Shingle manufacture.
- x-3. Shoe manufacture.
- y-3. Shovel manufacture.
- a-4. Soap manufacture.
- b-4. Starch manufacture.
- c-4. Soybean oil manufacture.
- d-4. Stone cutting and screening.
- e-4. Stove and range manufacture.
- f-4. Sweeping compound manufacture.
- g-4. Syrup and preserve manufacture.
- h-4. Tack manufacture.
- i-4. Terra cotta manufacture.
- j-4. Textile manufacture.
- k-4. Tile manufacture.
- l-4. Tin foil manufacture.
- m-4. Tin products manufacture.
- n-4. Tire manufacture.
- o-4. Tool manufacture.
- p-4. Vinegar manufacture.
- q-4. Washing powder manufacture.
- r-4. Washing soda manufacture.
- s-4. Waste paper products manufacture.
- t-4. Wire manufacture.
- u-4. Wood preserving treatment.
- v-4. Accessory and temporary uses.
- w-4. Parking and loading facilities.
- x-4. Any other industrial use, provided the same does not constitute a public nuisance or is listed as a conditional use.

## 2. CONDITIONAL USES:

A site plan shall be prepared and submitted at the time of application, that includes the following:

1. The location of conditional use boundary lines and their relation to established property lines.
2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
3. The name and address of the Applicant.
4. The True north point, scale and date.
5. Names of adjacent roads, streets or highways.
6. The location and size of any existing or proposed signs

The following uses shall be permitted only when granted by the Board of Zoning Appeals as provided in Section 20 herein.

- a. Auto wrecking yards, junk yards, salvage yards, and scrap-processing yards subject to the following conditions:
  - (1) Such uses shall be located at least 1320' from a residential zoning district.
  - (2) Such uses shall be screened by natural objects, plantings, fences or other appropriate means so as to not be visible from the main traveled way of any federal, state, county, township or city highway, street or road.
  - (3) No junk or salvaged material shall be loaded, unloaded or stored, either temporarily or permanently, outside the enclosed buildings, fence, wall or other approved screening or within public right-of-way.
  - (4) Burning of paper, trash, junk or other waste materials shall be permitted only after approval of the rural fire chief except when prohibited by the State Department of Health and Environment. Said burning, when permitted, shall only be done during daylight hours.
  - (5) When an approved conditional use is discontinued, for any reason, for a period of twelve consecutive months, such conditional use approval shall be considered null and void and the use shall not be re-established or resumed without receiving a new conditional use approval.

3. USE LIMITATIONS:

- a. Zone D-3 districts shall not adjoin residential or C-1, C-2 or C-3 zones. When lots in this zone abut any residential district there shall be provided screening sufficient to protect the privacy of the adjoining residential uses on a year round-basis.
- b. No retail sales or service shall be permitted except those incidental to the conduct of the permitted use.
- c. No building shall be used for residential purposes except that a watchman may reside on the premises.

ZONE D-1, D-2 and D-3 DENSITY REQUIREMENTS:

1. Minimum Lot Area for permitted uses unless otherwise required by County Sanitary Code:

Zone D-1 = 1 acre

Zone D-2 = 5,000 square feet

Zone D-3 = 5,000 square feet

2. Minimum Lot Width:

Zone D-1 = 100 feet

Zone D-2 = 50 feet

Zone D-3 = 50 feet

3. Maximum Building Height:

Zone D-1 = 50 feet

Zone D-2 = 50 feet

Zone D-3 = no limitation

4. Minimum Front Yard Depth (all sides abutting street)

Zone D-1 = 50 feet

Zone D-2 = 25 feet

Zone D-3 = 25 feet

5. Minimum Side Yard on both sides of lot:

Zone D-1 = 20 feet

Zone D-2 = No limitation except 10 feet when abutting a residential use

Zone D-3 = No limitation except 10 feet when abutting a residential use

6. Minimum Rear Yard:

Zone D-1 = 20 feet except none is required when lot abuts railroad right of way

Zone D-2 = No limitation except 15 feet when abutting a residential use

Zone D-3 = No limitation except 15 feet when abutting a residential use



ZONE D-4 BUSINESS PARK DISTRICT: The regulations for this district are intended to encourage development compatible with surrounding or abutting residential districts with carefully designed and located open spaces, landscaping and parking areas with particular attention given to integrating uses and the design of buildings on the periphery of the district with uses in adjacent districts.

To achieve these goals, development is limited to low site density or coverage; external appearances and activities are limited; and permitted uses are confined to those administrative, research and assemble activities that can be conducted in an unobtrusive manner; and to certain facilities that are necessary to serve the employees and businesses of the district.

This district is intended for sites which are serviced by major roads but are not feasible for most light or heavy industrial developments due to the sites proximity to residential districts.

This district can also act as a transitional zone between heavy industrial uses and other less intense business and residential uses.

A. PERMITTED USES:

1. Research facilities.
2. Business and professional offices.
3. Assembly of electronics, household appliances or equipment and similar equipment.
4. Stationery and paper products.
5. Garment or apparel (cutting and sewing).
6. Fabrication or processing:
  - a. Art and handicraft.
  - b. Book binding and tooling.
  - c. Instruments: professional, scientific, controlling, musical or similar precision.
  - d. Optical goods from prepared materials.
7. Mail order houses (no retail sales).
8. Corporate headquarters.
9. Publishing company.
10. Drug manufacturing.
11. Government buildings.
12. Radio and television broadcasting stations without antenna or transmission towers.
13. Accessory and temporary uses as permitted by Section 13.
14. Off-street parking and loading as required by Section 14.
15. Signs, as permitted in the Use Limitations of this section.

B. CONDITIONAL USES:

1. Banks and financial institutions.
3. Hotels and motels.
4. Private clubs for swimming, golf, tennis and similar activities.
- 4.. A site plan shall be prepared and submitted at the time of application, that includes the following:
  1. The location of conditional use boundary lines and their relation to established property lines.
  2. The location of all existing and proposed structures, trails and parking areas, salvage areas, etc., with approximate dimensions, labeled according to their use.
  3. The name and address of the Applicant.
  4. The True north point, scale and date.
  5. Names of adjacent roads, streets or highways.
  6. The location and size of any existing or proposed signs

C. LOT SIZE REQUIREMENTS:

1. Minimum Lot Area: 2 acres.
2. Lot Width and Depth: shall provide for adequate building space and be established so as to take advantage of existing land forms and maximize the potentials for energy conservation.
3. Minimum Frontage: 50 feet.

D. BULK REQUIREMENTS:

1. Maximum Height: 78 feet (there shall be an additional one foot of setback for each additional foot over 40 feet).
2. Maximum Lot Coverage:
  - a. Principal buildings: 30%
  - b. Total impervious surface, including accessory structures and required off-street parking; 60%
3. Minimum Yard Requirements:

- a. In no instance shall a structure, parking lot or anything other than screening or landscaping be located closer than 75 feet to any residential district.
- b. Front Yard: A landscaped area of 50 feet on all sides abutting a street shall be maintained. Notwithstanding other requirements of these zoning regulations, parking may be allowed in required front yard up to a maximum of one-third of the required number of spaces, except where a lot adjoins a residential district, and only with adequate screening and only behind the required 50 foot landscaped area. Such screening shall be an earthen berm or densely planted evergreen vegetation of at least three to four feet in height as measured from the grade of the parking lot and maintained for the purpose of concealing from view the parking area behind such screening on a year-round basis. In addition, one tree of 2 1/2 inch caliper shall be planted in the front yard for every four parking spaces in the front yard, unless trees of 2 1/2 inch caliper, or greater, already exist in the front yard.
- c. Side Yard: 25 feet other than specified.
- d. Rear Yard: 25 feet other than specified.

E. USE LIMITATIONS:

- 1. No access shall be permitted to any lot in the Business Park from any street or in any zoning district designated as a local street.
- 2. Hours of shipping or receiving of materials shall be from 6:00 a.m. to 10:00 p.m. on lots abutting a residential district.
- 3. No retail sales on premises, except those incidental to a primary or conditional use.
- 4. All storage and maintenance of service vehicles shall be conducted within a completely screened area; with all other storage within an enclosed building.
- 5. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residential district and so that no glare or reflection creates a hazard to any traffic on any public street.
- 6. There shall be no smoke, noise, dust, heat, glare, odor or vibration detectable beyond the property line.
- 7. The use or discharge of toxic materials or hazardous wastes are not permitted in this district.

8. Development shall consider and attempt, to the greatest degree feasible, to preserve natural physical features.
9. Application for a building permit in this district shall provide sufficient information to assure compliance with requirements of this ordinance.
10. Lots adjoining any residential district shall be provided with screening sufficient to protect the privacy of the adjoining residential uses on a year-round basis.
11. No permitted use shall occupy less than 10,000 square feet of floor space.
12. Paving of drives and parking areas required.
13. No on-street parking in Business Park District.
14. Trash and refuse stored out of public view.
15. No loading docks permitted in front of building or on side facing residential area unless said loading dock is completely screened, on a year-round basis, from view from the residential area.
16. All utility lines to be underground including electric, telephone, and cable TV lines, where economically feasible.
17. Signs:
  - a. Functional: business or directional
  - b. Structural: ground and wall signs
  - c. Number of Permitted Signs: two ground and two wall signs (wall signs shall not be on a structure visible to residential district).
  - d. Surface Area: maximum of 100 square feet
  - e. Illumination: signs may be illuminated; however, no flashing, rotating, or otherwise moving sign and no sign lighted in such way as to create the illusion of movement shall be located in the Business Park District.
  - f. Setback: 15 feet
  - g. Temporary signs: real estate sale or rental signs, etc.